

Burns, Marlene

Presentation
F&M Bank Parking Waiver
Item No. 4a
PA2010-141

From: Nueno, Fern
Sent: Tuesday, January 18, 2011 8:26 AM
To: Burns, Marlene
Cc: Olson, Gaylene; Garciamay, Ruby
Subject: FW: F & M parking wavier PA2010-141
Attachments: J Peters F&M.pdf

Fern Nueno, LEED AP

Assistant Planner

fnueno@newportbeachca.gov

(949) 644-3227

City of Newport Beach | Planning Department | 3300 Newport Blvd | Newport Beach, CA 92663

A responsive, knowledgeable team of professionals guiding community development in the public interest.

-----Original Message-----

From: Jackie [mailto:jackie@theworkofart.com]

Sent: Friday, January 14, 2011 5:07 PM

To: Nueno, Fern

Subject: F & M parking wavier PA2010-141

hi Fern,

Thanks for your call, we'll be at the meeting next Thursday.

Wanted to be sure our presentation is printed and distributed to the commission.

thanks very much,

Jackie

please deny

wavier of

insufficient parking

**Residents bear the burden of
parking congestion**

**require paid off-site
parking for employees**

*consistent with the requirements
ordered for El Ranchito*



PAGE 1

DATE: December 18, 2008 - Revised

TO: Leigh De Santis

COMPANY: City of Newport Beach

FROM: Mark Linsenmayer
Steffen Turoff

PROJECT NAME: City of Newport Beach – Corona del Mar

PROJECT NUMBER: 37-7990.00

SUBJECT: Municipal Parking Study – Corona del Mar

2550 Hollywood Way, Suite
303
Burbank, CA 91505Voice: 818.953.9130
Fax: 818.953.9331
www.walkerparking.com

EXECUTIVE SUMMARY

While most areas of Corona del Mar have adequate public parking available, there are areas that experience significant parking deficits. These areas include the western part of Coast Highway from Avocado Avenue to Dahlia Avenue and the adjacent residential areas, particularly on the south side of Coast Highway. The Corona del Mar Plaza also experiences extremely high occupancy during peak demand periods. Based on our findings and input from the community, we propose increasing parking management efforts in the areas of greatest impact and along Coast Highway to include paid parking using multi-space or pay-and-display meters. This may have the effect of pushing some vehicles into the residential areas of Corona del Mar; we therefore recommend that the surrounding areas establish residential parking permit areas or strictly enforce time-limits in the impacted areas.

Figure 1: Peak Parking Occupancy Demand – On-Street (Weekend)



Residential Areas **27, 28, 29, 30**

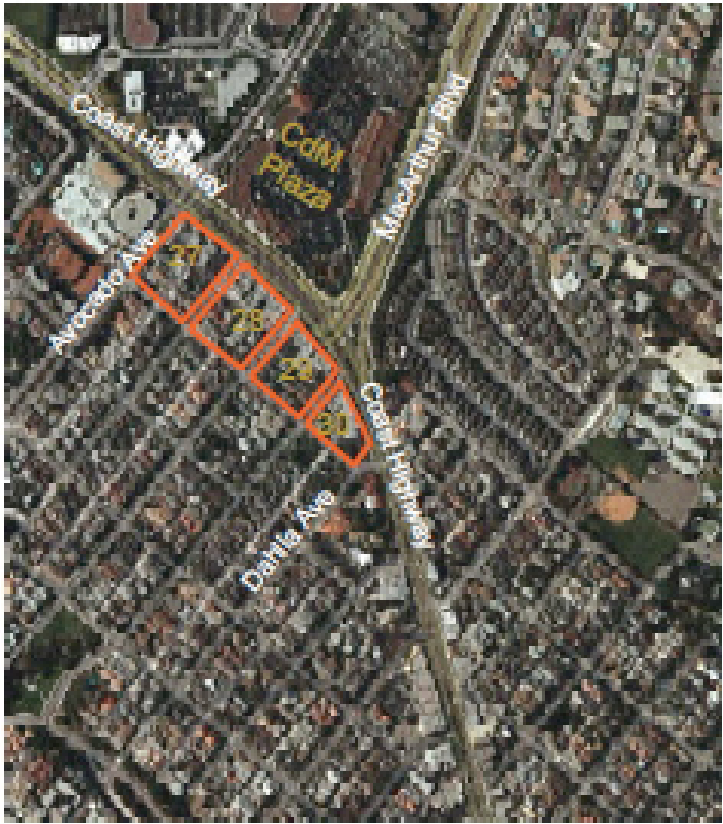
90% impacted

Table 3: License Plate Inventories

Hours	Vehicles
1	182
2	67
3	41
4	34
5	13
6	9
7	16
8	11
9	10
10	28
Total	411

customers

**employees
6+ hours**



Source: Walker Parking Consultants, 2008

**parking impact on neighborhood coming from
restaurant customers and employees**

RECOMMENDATIONS FROM THE COMMUNITY

THE PROGRAM

In response to the parking policy recommendations developed by Walker for Corona del Mar in its report dated September 10, 2008, the community and the City jointly created a separate set of parking policy recommendations to be included in a one-year test program for the area (referred to in this section as the Community Plan). Under the Plan, Walker's proposed recommendations would be considered as a possible long-term policy solution if the incremental approach within the Community Plan did not produce the desired results.

The Community test program is to be comprised of the following policy points:

- Coast Highway will be subject to "highly enforced" two-hour time limits along the entire length of the study area.
- One block into the residential area along the south side of Coast Highway from Avocado to Heliotrope, residents are to receive up to three residential on-street parking permits per household, good for one year from the time that the test program is implemented. Should the test program become permanent, it would be required that residents demonstrate to the City that their required off-street parking is "functional" in order to receive permits.
- "Cover" the parking meters in the public parking lot located on Carnation, thus making them free. The purpose of this policy is to encourage employees in the area that would be subjected to residential permits to park in this lot rather than on the street. According to the Plan, the policy is

Please make the test program permanent

directed toward those employees whose businesses either A) currently do not direct them per CUPs to park in a specific location or B) whose employers have leased off-street spaces for them.

- Prohibit overnight parking in the public lot on Carnation. Should overnight parking "become a problem," enforcement would be implemented to "clear" it.
- Improve directional signage for parking in the area.

It is proposed that after six, and possibly nine months, occupancy and LPI (vehicle length of stay) analyses would be performed along Coast Highway and the residential streets subject to the parking permit program to determine the effectiveness of the program. If the results that are sought are not observed, metering parking along Coast Highway from either Avocado to Goldenrod or potentially the length of the study area would be considered. The metered parking spaces would be subject to two-hour time limits and meters would accept a variety of payment types, including credit cards.

Burns, Marlene

Correspondence

Item No. 4b

From: Nueno, Fern
Sent: Tuesday, January 18, 2011 8:29 AM
To: Burns, Marlene; Alford, Patrick
Cc: Olson, Gaylene; Garciamay, Ruby; Campbell, James
Subject: FW: Support for F & M Bank Parking Waiver

F&M Bank Parking Waiver
PA2010-141

Fern Nueno, LEED AP
Assistant Planner
fnueno@newportbeachca.gov
(949) 644-3227

City of Newport Beach | Planning Department | 3300 Newport Blvd | Newport Beach, CA 92663
A responsive, knowledgeable team of professionals guiding community development in the public interest.

From: Dennis Baker [mailto:Dennis.Baker@spamcop.net]
Sent: Monday, January 17, 2011 9:03 PM
To: emcdaniel@sunwestbank.com
Cc: cwunsworth@roadrunner.com; eaton727@earthlink.net; rhawkins@earthlink.net; strataland@earthlink.net; ameri@rbf.com; bhillgren@highrhodes.com; Nueno, Fern; info@planetdesigninc.com
Subject: Support for F & M Bank Parking Waiver

Project File No. PA2010-141

Chairman McDaniel and Commissioners,

We are going to be out of town on the 20th, so can't attend the hearing. Instead we are writing to support F & M Bank in their request for a Parking Waiver. We live directly behind the building and the entrance to the underground parking is about 20 feet from our garage. We are the most directly affected residents regarding this waiver.

We support the presence of the bank and believe they will be a good neighbor and be a positive addition to the neighborhood. The fact that they will not be using their parking during evening hours and holidays and will surely lease that parking to the restaurants in the area for valet parking will help with the restaurant parking problem we have in this area. We feel comfortable with the 9 spaces below for customers and believe this will be adequate since the parking demand is extremely low for a bank compared to a restaurant, of which many in the area are already greatly under parked. They should, however make arrangements for the employees to park off site and not on the streets. This could be accomplished by arranging with the city to purchase permits for the use of the public parking lot on Dahlia, a short walk from the site or at some other off street site.

Please give strong consideration to granting them the requested parking waiver.

Dennis and Diane Baker
706 ½ Begonia Avenue
CDM
949.675.2199



CITY OF NEWPORT BEACH

PLANNING DEPARTMENT

January 19, 2011

Bill Edwards
Planet Design, Inc.
2435 E. Coast Highway, Suite 7
Corona del Mar, CA 92625

Re: Farmers and Merchants Bank parking waiver (PA2010-141)

Dear Mr. Edwards:

We understand that your application for a parking waiver associated with the Farmers and Merchants Bank project will be considered by the Planning Commission at their January 20, 2011 meeting. Economic Development staff submitted project review comments, incorporated into the staff report, in support of this parking waiver. We understand that the number of parking spaces requested for waiver is slightly higher than originally presented; nonetheless, staff stands by their original comments, quoted below, in continued support of this project.

The Economic Development Division supports the proposed Farmers and Merchants Bank project and requested waiver of [7] parking spaces. Economic Development staff understands that the applicant will purchase 10 annual passes for their employees to park in the underutilized (less than 50% occupied) municipal parking lot located one block away at 4th Street and Dahlia, leaving 9 parking spaces in the underground garage for the use of customers. The use of this municipal parking lot as an employee-only lot is discussed as a community recommendation in the 2008 Corona del Mar Parking Study [Walker Parking Consultants] to help minimize the parking congestion in this area of Corona del Mar. The proposal of Farmers and Merchants Bank is consistent with this approach.

We wish you success with this project and your future endeavors.

Sincerely,

Leigh DeSantis
Economic Development Administrator
Economic Development Division

Burns, Marlene

PA2010-141

From: Nueno, Fern
Sent: Thursday, January 20, 2011 9:35 AM
To: Burns, Marlene
Subject: FW: F & M Bank

Please forward to the commissioners. Thanks.

Fern Nueno, LEED AP
Assistant Planner
fnueno@newportbeachca.gov
(949) 644-3227

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A responsive, knowledgeable team of professionals guiding community development in the public interest.

-----Original Message-----

From: James Patricola [mailto:Mile7@cox.net]
Sent: Thursday, January 20, 2011 6:59 AM
To: Nueno, Fern; suze@planetdesigninc.com
Subject: F & M Bank

> Project File No. PA2010-141

>

> Chairman McDaniel and Commissioners,

>

>

> I am writing to express my support of F & M Bank in their request

> for a

> Parking Waiver. Certainly once granted and the bank's long awaited

> project commenced and completed, both local area residents and

> businesses will greatly benefit as a result of F & M Bank's investment

> in Corona del Mar.

>

> Any and every accommodation available to the Commission, on behalf of

> F & M Bank, I therefore believe should be made.

>

>

> Heidi Patricola

> Owner, Rothschild's Restaurant

> 949 673 3750

Correspondence
Item No. 4g
F&M Bank Parking Waiver
PA2010-141

Correspondence received at the meeting in support of the application.

Use Permit No. UP2010-031 (PA2010-141)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 20, 2011**, at **6:30 p.m.**, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141

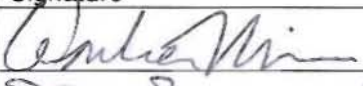
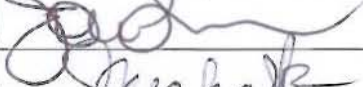
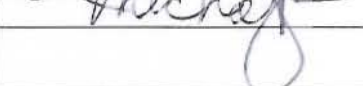
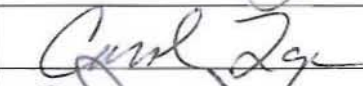



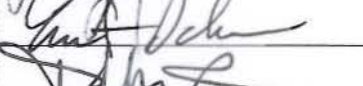
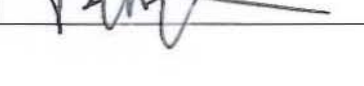

Activity No.: UP2010-031

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
Amber Nickerson		213 Dahlia Ave.
JILL SMITH		Dahlia 92625
Michael J. Lamp		222 GOLDENROD AVE
Carol Lamp		
Carol Lamp		222 Goldenrod
Chris Jank		2711 E. Coast Hwy
Bianca Avila		609.5 POPPY
Alvaro Bucar		2515 E Coast Hwy
Jennifer Ross		2445 E Coast Hwy
ERNEST SCHROEDER		2411 E. COAST HWY., #306
Terry Hardisty		2411 E. Coast Hwy, Suite 300

Correctly
Mar.

NOTICE OF PUBLIC HEARING

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F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141

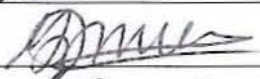
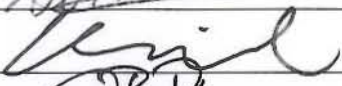
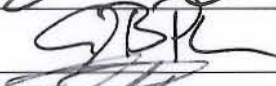

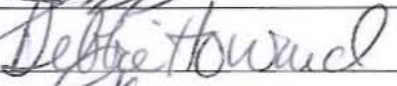
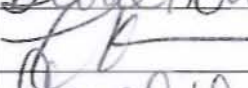

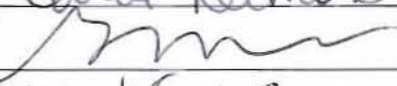

Activity No.: UP2010-031

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
Mottini Leathers		2721 E Coast Hwy Ste 202 COM, CA 94956 9308
Karen Dinh		2411 E. Coast Hwy Suite 300 Corona Del Mar CA 92625
Asia Pham		2411 E Coast Hwy Ste 300 Corona Del Mar 92625
Jim Patricia		2407 E. Coast Hwy
Debbie Howard		2407 E PCIT COM 92625
Laura Peaz		2345 E PCIT COM
Carol Demoss		2345 E. Coast Hwy #B
GARY MULL		2443 E. Coast Hwy
Lila & Emil Crespin		707 Begonia Ave. Cal.

NOTICE IS HEREBY GIVEN that on **Thursday, January 20, 2011**, at **6:30 p.m.**, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Project File No.: PA2010-141
Activity No.: UP2010-031
Zone: CC (Commercial Corridor)
General Plan: CC (Corridor Commercial)
Location: 2421 East Coast Highway

[illegible]

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 20, 2011**, at **6:30 p.m.**, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141

Activity No.: UP2010-031

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
Michele OBrien	M. OBrien	1711 Parkside Way CDM
Marlene Goren	[Signature]	212 Larkspur CDM
David Goren	[Signature]	24 Jupiter Hills NB
Karen Fernandes	K. Fernandes	607 1/2 Begonia CDM
John Nickerson	[Signature]	213 Dahlia Ave CDM
REUVEN MINTZ	[Signature]	4720 CURLEW DRIVE COM, CA 92625

Br 22

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 20, 2011, at 6:30 p.m.**, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141

Activity No.: UP2010-031

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
Michael Newman	[Signature]	122 Coral Ave, Newport Beach CA 92662
JAMES R. ISHII	[Signature]	1438 SEA RIDGE DR Newport Beach CA 9266
Marlene Houser	[Signature]	410 Vista Roma
Philip S. Ramser	PHILIP S. RAMSER	1529 LINCOLN LANE NB 92660
Randy Julian	[Signature]	2217 JEFFERSON COURT COSTA MESA CA 92627
PATREK E. WHALEN	[Signature]	1548 Fort Oakley Pl. Newport Beach 92660
LARKENA STANDFIELD	[Signature]	14531 Peale Ln Hunt. Bch. Ca. 92649
JEFF STANDFIELD	[Signature]	" " "
Mark Schoorover	[Signature]	105 14th Street Newport Beach Ca. 92661
Ann Watt	[Signature]	20261 Spruce Ave NB 92660
GARY FLICK	[Signature]	2 M. NILES T9916 1321 NB, CA 92620

$$\begin{array}{r} \$3277.15 \\ -4,000.00 \\ \hline -5,000.00 \end{array}$$

$$11.722 \cdot \frac{8500}{100}$$

22

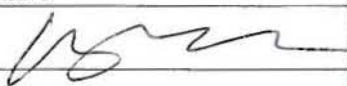
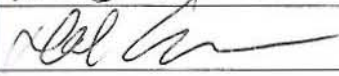
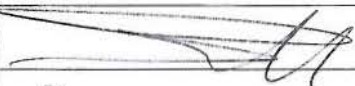

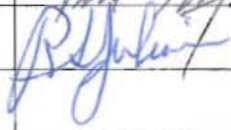
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F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141
Activity No.: UP2010-031
Zone: CC (Commercial Corridor)
General Plan: CC (Corridor Commercial)
Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
W. S. McCook		45 Sea Island Dr. Newport 92660
	HAL SEARS	1131 EMERALD BAY LANE BEACH
JUSTIN WALLER		1601 DUKE, STE 195, NEWPORT BEACH
JUAN MAY RAO	Juan May Rao	2017 Centella Pl. Newport Bch.
Robert McFarland		130 Newport Center Dr. NB 92660
Randy Julian		2217 MAYFAIR COURT COSTA MESA CA 92627

NOTICE OF PUBLIC HEARING

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F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141


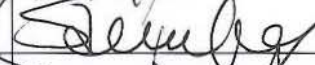


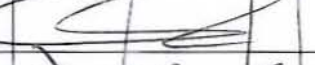
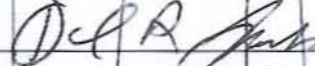
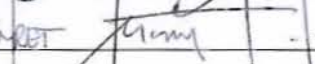
Activity No.: UP2010-031

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
Robert Keeler		2690 Point del Mar Coronado Del Mar
STEVE GEARY		504 Marguerite Ave CDM
MONICA MOORE		429 MARIGO CD Ave CDM
David Huang		205 Marine Ave, Newport Beach, CA, 92661
Eric Rosen		1401 Dove St Newport Bl CA 92660
David Sparks		3 Corporate Plaza Newport Beach CA
OSCM(Su) J.F. LINDSAY USMGT		4910 BIRCH ST N.B. 92660

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 20, 2011**, at **6:30 p.m.**, a public hearing will be conducted in the City Council Chambers (Building A) at 3300 Newport Boulevard, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

Project File No.: PA2010-141




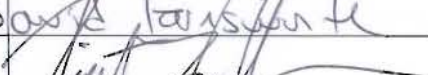
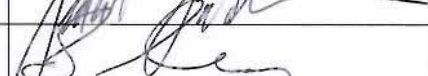
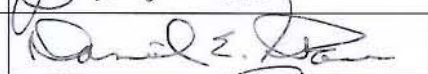

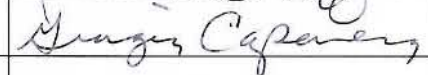

Activity No.: UP2010-031

Zone: CC (Commercial Corridor)

General Plan: CC (Corridor Commercial)

Location: 2421 East Coast Highway

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

Print Name	Signature	Address
Amber Nickerson		213 Dahlia
PHILIP F. NEUBERG		360 Villa Point Dr.
Robert L. Shell		4012 East 151
Heidi D David Fairbanks		2819 Newport Blvd NB -
Vincent Valdes		1615 Mariners Dr.
Sandra Camery		714 Fernleaf com
DANIEL E. PARR		140 Jasmine Creek Dr CDM
Barbara Rohlf		
Grace Caponer		24 Belfort Newport Coast

22

F & M Bank Parking Waiver – A use permit application for a parking waiver to allow the addition of approximately 450 square feet of gross floor area to an existing 3,505 square-foot building, for a total of 3,964 square feet. The property is nonconforming due to insufficient parking because 16 parking spaces are required with the proposed addition and only 9 parking spaces are provided.

We the undersigned call on the Planning Commission of Newport Beach to grant Farmers and Merchants Bank the above parking waiver. Please allow Farmers and Merchants Bank the opportunity to rent 10 spaces in the municipal lot at 4th and Dahlia.

[illegible]